



MEETING SUMMARY #1
EAGLE HARBOR MAINTENANCE FACILITY IMPROVEMENT PROJECT
COMMUNITY DESIGN ROUNDTABLE
BAINBRIDGE PUBLIC LIBRARY, BAINBRIDGE ISLAND, WA
FEBRUARY 16, 2006 – 1:00 – 3:00 P.M.

Note: This meeting summary represents notes from the Community Design Roundtable meeting, and is not a formal transcript or minutes. It is provided for the information of Roundtable members and other interested parties.

Welcome, Meeting Overview & Introductions

Lisa Parriott, Washington State Ferries (WSF) Eagle Harbor Maintenance Facility Project Manager, welcomed Roundtable members and public participants and thanked everyone for attending. Lisa described the meeting purpose, which is to discuss the scope of the community design roundtable and work plan as it relates to the Eagle Harbor Maintenance Facility Project and review and discuss design concepts.

Project team introductions were made. Lisa Parriott is the project manager for Eagle Harbor. Paul Brodeur is the WSF Maintenance Director and the "customer" of the project. Joy Goldenberg is the WSF Communication Manager and works on both the Eagle Harbor and Bainbridge Ferry Terminal Project. Craig Curtis is the consultant architect on the project.

Roundtable members were asked to introduce themselves and state any affiliations:

- Will Langemack- Bainbridge Downtown Association
- Gerald Elfendahl- Bainbridge Island Historian
- Will Shopes- Bainbridge Island Historical Society
- Frank Vibrans- Bainbridge Island Harbor Commission
- Ginny Brewer- Bainbridge Island Arts & Humanities Council
- Bob Campbell- Eagle Harbor Condo Association, neighbor of Eagle Harbor Maintenance Facility

Jackie Beddo, WSF Eagle Harbor Maintenance Facility employee, was also in attendance, as well as many public participants (please see pages 10-12 for list of attendees).

Roundtable Scope, and Roles and Responsibilities

Lisa explained that binders were provided to the Roundtable, so each member could keep track of meeting handouts. WSF included handouts for this meeting under the first meeting tab, including meeting agenda, process overview, workplan, assignment #1, project fact sheet, and various site plans and concepts. Members will be expected to bring the binders to each meeting.

Lisa reviewed the Roundtable workplan. Approximately four meetings will take place between winter and summer 2006. She explained that during today's meeting the



group will be asked to provide input on various design concepts. They will also be given a “homework” assignment that will then be discussed at the next meeting. After the second Roundtable meeting there will be a public meeting to review the concepts developed out of the Roundtable meetings. A third Roundtable meeting will serve to review the comments received at the public meeting. The process will conclude with a second public meeting. Lisa explained that Washington State Ferries (WSF) would like specific features of the new maintenance facility to be representative of ideas from WSF, the public and the Roundtable.

Joy Goldenberg, WSF Communication Manager, reviewed the roles and responsibilities of the Roundtable (see Process Overview). The purpose of the Roundtable is to help WSF develop designs that are compatible with the community character, reflect the site’s maritime history, and balance a variety of interests while meeting WSF’s functional requirements and financial constraints. Roundtable members will represent their interest area and/or organization and advise WSF on the following potential design elements being considered for the Eagle Harbor Maintenance Facility Improvement Project: landscaping, fencing and lighting; trails and open space connections; and cultural resources and historical significance. Roundtable participants are encouraged to share information learned at the meetings with their respective groups and community contacts and bring ideas back to the Roundtable. In addition to looking at different elements of design, the Roundtable will also advise WSF on presenting the information to the community at public meetings. WSF’s role is to engage the Roundtable in design discussions, provide information in an understandable fashion, consider Roundtable ideas as the design evolves, then test results with the group and the broader community at progressive phases.

Joy addressed the public participants. She asked that the public use the comment forms to write any suggestions or questions they may have today, and encouraged them to attend the first public meeting which is planned for mid-April. She also added that if there was time at the end of today’s meeting she would try to take a few moments to address public comment.

Eagle Harbor Maintenance Facility Improvement Project Overview

Lisa reviewed the proposed site plan with the group (See Site Plan Concept). She stated that approximately 110 people are currently employed at the Eagle Harbor Facility. She explained that since 1988, WSF’s Maintenance Facility has been working within a confined space, but has now decided to expand, based on professional recommendations. She reminded the group that for today’s meeting we are only concerned with the above mentioned elements of design. She also reminded the group that project information is constantly being updated and that the latest information can be found on the project webpage.

Brief overview of the construction phases for improving the facility:

- Phase I: Convert Slip B from a walk-on to a drive-on slip
- Phase II: Repairs on dock structure and slips (Dock E).
- Phase III: Construct store room and training center in-part.



- Phase IV: Rebuild existing maintenance building, including tenant improvements and seismic updates. (This is to ensure employee safety, especially to protect against the possible impacts of earthquakes)
- Phase V: Full build-out of phase III (This is a recently added phase due to budget constraints)

Comments/Questions:

- Gerry Elfendahl stated that the structures at Eagle Harbor have survived three major earthquakes.

Project Design Concepts

Craig Curtis, consultant architect, began his presentation listing the four limiting factors to be considered by the project team and Roundtable:

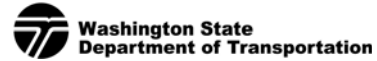
- Land being a Superfund site-contaminated soil and the related issues.
- Security-protection for maintenance operations, the employees and their property
- Facility Needs-needs of the facility to maintain WSF's terminal and vessels for the next 30 years. This goes beyond the inside of the facility. For example, an area is needed for trucks to turn-around; and this area must be large enough to compensate for the radius of the turn.
- Budget- \$38 million has been approved by the Legislature for improvements to the maintenance facility.

Craig then went on to discuss the trail and open space piece of the project. He explained that the treatment of the trail needs input from the Roundtable.

Craig showed the group there would be a trail leading to the "Area Under Study" that would allow public access. The current plan is to leave the asphalt as is and move the fence back five feet (see Landscape and Fencing Concept). The same plan also shows the two new gates that will be connected to the security system. The question of whether or not the facility road will be open during all hours has yet to be determined.

Lisa added WSF plans to turn the 1-acre parcel of land labeled "Area Under Study" – commonly referred to as boatyard - over to the City of Bainbridge Island. The city is developing plans for this 1-acre. WSF will share information about the development plans with the Roundtable once received from the city.

Craig continued with his presentation and shared that the current plan is to replace the fence along the trail, but to leave the base fence (shown on the Landscape and Fencing Plan Handout). This fence would be a Fence Type 2; meaning a fence you can see through that is less sturdy than a Fence Type 1.



Craig then went on to explain Fence Type 1. This type of fence is much more durable and solid (ex. Concrete or Eco blocks). The area around the facility would need this type of fence in order provide equipment storage and protection. The solid fence would also provide a solid aperture for artwork, kayak racks, or other ideas the public and group comes up with. There is a functional need for the majority of this fence to be ten feet in height.

Craig explained he and his team also did research on the history of Eagle Harbor. He referenced the 1940s photo which shows the peak of activity at Eagle Harbor. Approximately 2,500 people worked at Eagle Harbor during this time.

Craig next showed photos (also included in the packet) of fencing ideas that he hoped would serve as inspiration for the group. These photos show different artistic and horticultural enhancing options for the group to consider.

Craig then went over some landscaping options. He said the current plan is to leave the hillside next to the trail alone. He mentioned after construction of the annex WSF could enhance the landscape. He also showed the potential for landscaping around Fence 1. He did remind the group that all of the proposed landscaping has to be on a fairly small scale because of the soil contamination. The contractors won't be able to cut into the soil because if more water seeps into the ground, contaminants could enter into the bay through lateral groundwater seepage.

Comments/Questions:

- Frank Vibrans reminded the group that the trail is on top of existing utilities.
- Bob Campbell asked if the 1-acre/boatyard will work with the community. *WSF is going to ask the city to act concurrently on plans with the public.*
- Gerry Elfendahl asked for names of citizens working with the City on the 1-acre/boatyard. Gerry also questioned if WSF was following what he understood to be the shoreline obligations. *The 1-acre/boatyard is currently being handled at the executive levels of WSF and the City. WSF has been counseled at length by the Attorney General's office regarding the issue and is confident that we are proceeding correctly.*
- Will Langemack raised the question of where the WSF property line falls. He had printed out the land parcel numbers and noticed some land that was owned by the state. *WSF owns the land up to the east edge of the bridge. We will look at the land parcel number referenced and find out who owns it and report back to the group at the next meeting.*
- Gerry mentioned that Bainbridge Island should leave open the option to attract Tall Ships into Eagle Harbor. To do so, the fencing between the pier and the security wall should be designed as such.
- Gerry mentioned the photographer that took war time photos of the area and harbor is still living on the island and may be a good resource for the project. Gerry also pointed out the date of 1903 is incorrect and should be 1920. *WSF will correct this for the inserts and boards used at the next meeting.*



Brainstorming on the Major Design Components

The group was asked to brainstorm on the three major design components. Lisa encouraged creativity and restated WSF's obligation to meet functionality of the facility and stay within budget. If support is received for the identified design components, Lisa said she would ask the city to share in some of the costs. Joy explained that unlike the terminal, a public use facility, the maintenance yard does not fall under the state requirement of designating .05 percent of new construction for art. WSF is pursuing design input for the maintenance facility in response to public comments received requesting that the facility "fit" with the community. WSF will return to the next meeting with revised concepts incorporating ideas heard at today's meeting.

Craig referenced the boards used in his earlier discussion to begin generating ideas. He showed the group historic photos of maritime design as well as photos of current buildings. He commented on the creativity of structures in bringing light into the building, and said he'd like to incorporate some of these ideas into the new building. He then showed a computer generated concept for the new building.

Below is discussion group by topic.

Landscaping, fencing and lighting

- Ginny mentioned using local artists for art on the fence. Ginny spoke about the Public Art Committee and their responsibilities. She said they could help identify artists that may fit into the project budget, and could work to raise some money to engage an artist. *Many WSF employees of the shipyard have artistic talents that they may like to showcase in this project as well.*
- Gerry recommended David Coy be used as a resource.
- Ginny suggested using murals and requested that no barbed wire fence used.
- Ginny mentioned that the Roundtable should have some idea of the context of what the city decides to do with the 1-acre before designing the wall.
- Will L. suggested screening off some of the view of the parking lot.
- Ginny suggested the fence itself be used as art. She gave various ideas such as affixing art to the fence, using different colors for the fence. She also likes the idea of having areas of the fence to look through and feels the facility shouldn't fence the community out.
- Gerry suggested having a few areas along the fence conducive for sea gulls to nest.
- Ginny recommended using fence for part of the area and a gate for another part.
- Will L. commented that he thinks having some landscaping in the parking area would be nice.
- Frank added that the Diamond Parking Lot has trees/landscaping that is very nicely done. The group may want to look at that design and consider something like it for this project.
- Ginny reminded the group that landscaping may be difficult because of the maintenance and up-keep it requires. One idea she suggested was to use a



company that knows about native plants which require less work and use a more natural landscape.

- The group supported the idea of using two types of fencing material along the trail. The bottom portion could be more opaque to block some of the unwanted views (i.e. parking) with occasional openings for views and the top could be more transparent for a view of the boats/shipyard.
- Will L. mentioned that care should be taken not to make the fence too high because the shadows cast could cause ice to form on the trail.
- Bob spoke about the views the condo owners have, and Lisa mentioned she would like to talk with him after the meeting about best views. Lisa will try to create boards with views from the condos for the next meeting.

Trails and open space connections

- Ginny mentioned Sandy Fisher is working on the waterfront park and that she may be a resource the project can use as well.
- The Maggie Smith Gateway Study was mentioned and Craig will plan on getting a copy of that to review before the next meeting.
- Bob commented that he prefers coated fence material over the galvanized material.
- Gerry asked about opportunities for the bridge. *WSF can't act on that because the bridge is part of Aquatic Zoning.*

Cultural resources and historical significance

- Gerry gave a brief history of the material used on the outside of the current building, and explained how vinyl siding leads to deterioration. He suggested horizontal siding be put on the new building
- Gerry asked why the roofs of the buildings were shown flat. *Due to height limitations. To avoid flat roofing, it would require height variances. The buildings as shown are 45 feet.*
- Will commented that he would also like to see more of a sloping roof.
- The group then discussed cultural influence that could be added to the project such as interpretive signage and sculptures.
- A proposal was made to place a photo of the Marine Railway (in use at the facility 100 years ago) on the trail with the perspective from its exact location.
- It was suggested to use business community signage and historical signage in the project design.



Other

- Gerry questioned why there are so many cars at the facility. *They are employee cars.*
- The group showed concern about placing the building on the bank of land near the trail, but Craig reassured them the existing Eco Block wall will remain as is.
- Gerry asked about other property on the corner of Harborview Drive, up from the maintenance facility. *WSF bought that land and it is designated to be used for improvement to site circulation at the ferry terminal.*

Homework Assignment

Craig informed the group of their "homework" assignment. He asked the each member to bring photos of fencing and landscaping ideas that they like to the next meeting. He explained the photos could be actual photos group members have taken or photos from magazines. This information will be used in a work session at the next meeting.

Next Steps

Joy encouraged each member to talk with their respective group/organization to share the information from today's meeting.

Will S. and Gerry asked about the group's interest in viewing a video on the history of the Shipyard. WSF and the Roundtable were amenable to showing a video. Joy will follow up with Will about obtaining the video before the next meeting.

The next meeting date was tentatively identified for March 13th. Joy will follow up with Gerry before confirming.

A meeting summary will be available in approximately two weeks. The materials reviewed at this meeting will be posted on the project webpage by February 20. Joy also reminded the group about the Bainbridge Terminal Planning Project CAG Meeting taking place on March 22nd at the Bainbridge Commons from 5:30-8:30 pm. She encouraged those interested to attend.

Joy then turned to the public participants and requested they hand in their written comments at this time. (please see pages 13-15 of the summary for these comments) She also announced there would be approximately 10 minutes for public comments to be made.

Public Comments Made to Roundtable

- Richard LaBotz said he would like to see photos from the end of the Community Dock: maybe 3 photos facing Seattle. One should show the view with the current facility, one with the proposed structure, and one without either. He also commented that he felt the road leading into the condos and



the facility was the real problem that seemed to have no solutions in sight. He suggested maybe constructing a bridge to alleviate the problem. He also questioned why the maintenance building and the proposed maintenance building annex need to be apart, and wondered why the two buildings couldn't be combined.

- Charles Schmid from the Trail Committee then spoke regarding signage. He said his group had some signage for the trail already created. He suggested widening the trail now while all this project work is being done. He re-emphasized that the project will not be able to cut through the asphalt for landscaping because of the sewage pipes underground. Because of this, he feels any landscaping done in the parking lot area would need to be potted plants. He also responded to Richard's idea of a bridge and said the Shorelines Master Plan is a constraint on that idea.
- A final public comment was made regarding landscaping. It was stressed that if there is not enough money in the budget for the maintenance of the landscaping that the group should really consider this when making any landscaping decisions.

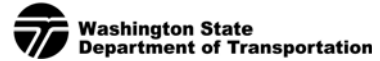
The meeting was adjourned at 3:00 p.m. Members of the Roundtable were then invited to take a tour of the Eagle Harbor Maintenance Facility.

Comments Received During Site Tour

- Confirm height of existing building for comparison with what is proposed for the annex.
- The color scheme of both buildings should be considered as a whole.
- Consider incorporating some "scrap" materials from the yard into the fencing details.
- New building, while considering the past, should look to the future and be constructed using current methods, not trying to re-create historical architecture.
- The architecture of the maintenance yard should be considered at the new terminal building and vice versa.

Roundtable Tour Participants:

- Will Langemack
- Gerry Elfendahl
- Ginny Brewer
- Will Shopes



Action Items:

- Change date on Eagle Harbor historical photo from 1903 to 1920
- Determine tide level in current photos
- Obtain land parcel number from Will L. to determine who owns land
- Obtain copy of the Maggie Smith Gateway Study
- Revise concept boards to reflect comments received from Roundtable
- Look into possibility of showing historical video on shipyard



Eagle Harbor Maintenance Facility Project Design Roundtable Meeting

Public Sign-In
February 16, 2006

Please list your name and contact information to receive future updates on WSF's Bainbridge Island Projects.

Name	Address	Phone	E-Mail	Organization
1. Debbie Stevens	12714 2nd Pl. NE		debbiestevs@yahoo.com	W. Tacoma
2. Jackie Belsky	Seage Harbor	-3102		ADSE
3. Dick Jernsey	4710 WOOD AVE -111A	750 8491		SAF
4. Jessie Hoy	1103 Queen Bl NE	848-4055	jessiehoy@krcr.com	BICC
5. Steve Olsen	1159 Hawley Way	842-9365	nsolsen@earthlink.net	Self



Eagle Harbor Maintenance Facility Project Design Roundtable Meeting

Public Sign-In
February 16, 2006

Please list your name and contact information to receive future updates on WSF's Bainbridge Island Projects.

Name	Address	Phone	E-Mail	Organization
¹ Shirley Keith	438 Hubbard Avenue B4, - #135	842-4456	—	—
² Jane Henry	BI	842-0256	you have it	
³ General St. Olive	11232 Fieldstone B.I.	780-3262	laurel.oliver @comcast.net	Self
⁴ Bob Morris	6005 Rose Loop	842-6183		M
⁵ CHARLES Schmid	ABC PO 10999 BI WA 98116	842- 5313	ceschmid@ att.net	ABC



Washington State
Department of Transportation



Washington State
Department of Transportation

Eagle Harbor Maintenance Facility Project Design Roundtable Meeting

Public Sign-In
February 16, 2006

Please list your name and contact information to receive future updates on WSF's Bainbridge Island Projects.

Name	Address	Phone	E-Mail	Organization
1. William S. Gilbert	4365 Redway	842-5817	overl@3a01	Kew
2. Richard LaBor	SPRING RIDGE 7150 B1	780-1405	N/A	SELF
3. JOHN ANDERSON	1181 Irene Pl. NE	842-6038		
4.				
5.				



**Eagle Harbor Maintenance Facility
Project
COMMENT FORM**
2/16/06

1. What are your thoughts or suggestions regarding design elements under consideration at the Eagle Harbor Maintenance Facility?

Please do not turn junk yard into
a parking lot! This is not
a great improvement to the gateway
to our community.

2. Please share any other questions and comments regarding plans for the facility.

To be added to our mailing list, please provide your contact information:

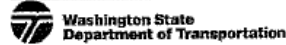
Name: Debbi Lester

Address: _____

Phone and/or email: debbilester@yahoo.com

Information:

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bainbridgeprojects@
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Eagle Harbor Maintenance Facility Project COMMENT FORM 2/16/06

1. What are your thoughts or suggestions regarding design elements under consideration at the Eagle Harbor Maintenance Facility?

I felt the roundtable members seemed highly engaged in the project & had many helpful suggestions re the design elements. I appreciate the time & effort they have expended.

2. Please share any other questions and comments regarding plans for the facility.

To be added to our mailing list, please provide your contact information:

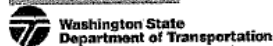
Name: Laurel W. Oliver

Address: 14232 Fieldstone Lane NE

Phone and/or email: 780-3262

Information:

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bainbridgeprojects@
wsdot.wa.gov



Eagle Harbor Maintenance Facility Project COMMENT FORM

2/16/06

1. What are your thoughts or suggestions regarding design elements under consideration at the Eagle Harbor Maintenance Facility?

A) THE WATERFRONT TRAIL COMMITTEE HAS MATERIAL FOR A SIGN (4'x8') TO BE PLACED ALONG WATERFRONT TRAIL. CAN WE MEET WITH ARCHITECT/WSP REP TO SEE IF THEY WANT TO SHARE SPACE ON SIGN?

B) A TRAIL CONNECTION SHOULD BE ADDED ON SOUTH SIDE

2. Please share any other questions and comments regarding plans for the facility.

CRAIG CURTIS - Isn't city regulations a constraint?

Please read SMP & Zoning Ordinances.
Get shoreline designation of ravine.

TRAIL SHOULD BE WIDENED FOR BIKES & PEDESTRIANS

PLACE POTTED TREES/SHRUBS
ALONG PARKING LOT FENCE

potted trees

TRAIL

see City's parking lot

FROM END OF
HARBORVIEW TO
WATERFRONT
IS PUBLIC
EASEMENT

To be added to our mailing list, please provide your contact information:

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